

012.A

0002

0002.2

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
589,100 / 589,100  
589,100 / 589,100  
589,100 / 589,100

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
115-117		LAKE ST, ARLINGTON

OWNERSHIP	Unit #:	2
Owner 1: GIBREE BRIAN J &		
Owner 2: OSIT REBECCA L		
Owner 3:		
Street 1: 117 LAKE STREET		
Street 2:		

Twn/Cty:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

## PREVIOUS OWNER

Owner 1: OSIT LESLIE/IRENE/REBECCA -	
Owner 2: GILBREE BRIAN J -	
Street 1: 117 LAKE STREET	
Twn/Cty:	ARLINGTON
St/Prov:	MA
Postal:	02474

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Wood Shingle Exterior and 2361 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8106																

## IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								311153
								GIS Ref
								GIS Ref
								Insp Date
								06/07/18
								!15705!



## USER DEFINED

Prior Id # 1:	9476
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	21:13:24
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Parcel ID								Parcel ID		012.A-0002-0002.2	
Tax Yr		Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV		585,800	3300	.	589,100		Year end	12/23/2021	
2021	102	FV		568,400	3300	.	571,700		Year End Roll	12/10/2020	
2020	102	FV		559,700	3300	.	563,000	563,000	Year End Roll	12/18/2019	
2019	102	FV		516,300	3300	.	519,600	519,600	Year End Roll	1/3/2019	
2018	102	FV		456,500	3300	.	459,800	459,800	Year End Roll	12/20/2017	
2017	102	FV		416,000	3300	.	419,300	419,300	Year End Roll	1/3/2017	
2016	102	FV		416,000	3300	.	419,300	419,300	Year End	1/4/2016	
2015	102	FV		384,400	3300	.	387,700	387,700	Year End Roll	12/11/2014	

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OSIT LESLIE/IRE	53289-150		7/29/2009	Family		1	No	No	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/21/2019	1272	Porch	17,000	C					7/19/2021	USPS	MM	Mary M
1/8/2013	28	Manual	40,737	C					6/7/2018	Measured	DGM	D Mann
									6/13/2013	Measured	JBS	JOHN S
									5/16/2013	Info Fm Prmt	EMK	Ellen K
									4/7/2010	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																
Type: 99 - Condo Conv		Full Bath: 1	Rating: Average	A Bath:	Rating:																							
Sty Ht: 1A - 1 Sty +Attic		3/4 Bath: 1	Rating: Average	A 3QBth:	Rating:																							
(Liv) Units: 1	Total: 1	1/2 Bath:	Rating:	A HBth:	Rating:																							
Foundation: 2 - Conc. Block		OthrFix:	Rating:	RESIDENTIAL GRID																								
Frame: 1 - Wood		<b>OTHER FEATURES</b>				1st Res Grid   Desc: Line 1   # Units 1																						
Prime Wall: 1 - Wood Shingle		Kits: 1	Rating: Good	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O												
Sec Wall:	%	A Kits:	Rating:	Other																								
Roof Struct: 1 - Gable		Fpl: 1	Rating: Average	Upper																								
Roof Cover: 1 - Asphalt Shgl		WSFlue:	Rating:	Lvl 2																								
Color: BROWN						Lvl 1																						
View / Desir:						Lower																						
<b>GENERAL INFORMATION</b>								Totals	RMs: 9	BRs: 4	Baths: 1	HB					UnSketched SubAreas: GLA: 2361,											
Grade: C - Average		<b>CONDOS INFORMATION</b>																										
Year Blt: 1923	Eff Yr Blt:	Location:																										
Alt LUC:	Alt %:	Total Units:																										
Jurisdict: G14	Fact: .	Floor: M - Multi-Level		<b>REMODELING</b>				<b>RES BREAKDOWN</b>																				
Const Mod:		% Own: 62.000000000		Exterior:	No Unit	RMS	BRS	FL																				
Lump Sum Adj:		Name:		Interior:	1	9	4																					
<b>INTERIOR INFORMATION</b>				Additions:																								
Avg Ht/FL: STD		Phys Cond: AV - Average	31. %	Kitchen:																								
Prim Int Wal 2 - Plaster		Functional:	%	Baths:																								
Sec Int Wall:	%	Economic:	%	Plumbing:																								
Partition: T - Typical		Special:	%	Electric:																								
Prim Floors: 3 - Hardwood		Override:	%	Heating:																								
Sec Floors: 5 - Lino/Vinyl	20 %	Total:	31 %	General:																								
Bsmnt Flr: 12 - Concrete		<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>												<b>SUB AREA</b>										
Subfloor:		Basic \$ / SQ: 305.00		Rate	Parcel ID	Typ	Date	Sale Price															<b>SUB AREA DETAIL</b>					
Bsmnt Gar:		Size Adj.: 1.09472680																										
Electric: 3 - Typical		Const Adj.: 0.97418028																										
Insulation: 2 - Typical		Adj \$ / SQ: 325.271																										
Int vs Ext: S		Other Features: 81000																										
Heat Fuel: 2 - Gas		Grade Factor: 1.00																										
Heat Type: 5 - Steam		NBHD Inf: 1.00000000																										
# Heat Sys: 1		NBHD Mod:																										
% Heated: 100	% AC:	LUC Factor: 1.00																										
Solar HW: NO	Central Vac: NO	Adj Total: 848964			Juris. Factor: 1.00	AvRate:	Ind.Val:																					
% Com Wal	% Sprinkled	Depreciation: 263179			Special Features: 0	Before Depr: 325.27																						
		Depreciated Total: 585785			Final Total: 585800	Val/Su Net: 248.12																						
						Val/Su SzAd: 248.12																						
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:																
<b>SPEC FEATURES/YARD ITEMS</b>																<b>PARCEL ID</b> 012.A-0002-0002.2												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value											
3	Garage	D	Y	1	10X20	A	AV	1923	27.50	T	40	102			3,300		3,300											
More: N	Total Yard Items:	3,300		Total Special Features:												Total:	3,300											
																												